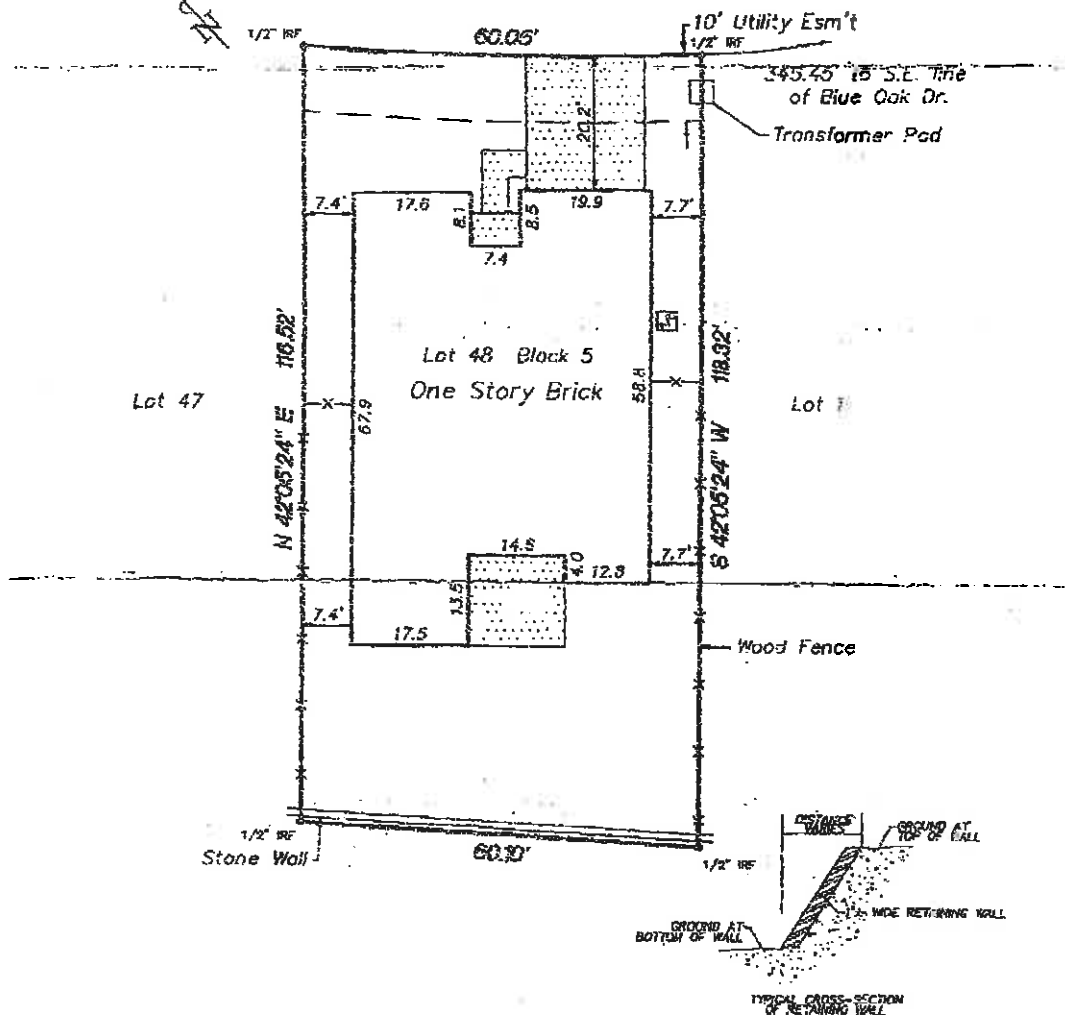


I hereby declare that I have, this date, made a careful and accurate survey on the ground of property located at No. 3734 BALSAM FIR DRIVE, in the City of GARLAND, Texas, described as follows:
 Lot FORTY-EIGHT (48), Block FIVE (5)
 RUSTIC OAKS ESTATES NO. 2, an addition to the City of Garland, Dallas County, Texas, according to the Map thereof recorded in Volume 2002056, Page 73, Map Records, Dallas County, Texas.

3734 BALSAM FIR DRIVE (50' R.O.W.)



This tract is not shown to be in a flood-prone area as delineated on the Federal Emergency Management Agency Map.
 GARLAND PANEL NO. 485471, 6302 E, DATED 07-19-93, ZONE X.

The plot herein is a true, correct, and accurate representation of the property, as determined by an on the ground survey, the true and accurate dimensions of said property being as indicated by the plot; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, not back from property lines the distances indicated, and that the distance from the nearest intersecting street or road, is as shown on said plot.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale 1" = 20'

Date 12-18-03

JOB No.: 28048-3

REVISED: 01-15-04

This survey was performed in connection with the transaction described in
 REFERENCE TITLE
 Company G.F. No. TX03-285443-FW77

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY ANY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

Partain Surveyors, Inc.

1120 Petal Street
 Suite 400
 Dallas, Texas 75239
 (214) 940-5084

